

**CITY OF CUDAHY NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF APPEALS**

AMENDED 09-30-10

PUBLIC NOTICE IS HEREBY GIVEN that the Board of Appeals of the City of Cudahy will conduct a public hearing at the Cudahy Municipal Building, 5050 S. Lake Drive, Cudahy, WI on

Wednesday, October 27, 2010 at 6:30 P.M.

APPEAL NO. 1: To hear the appeal of Centro Properties Group of 40 Skokie Blvd. Suite 600, Northbrook, IL 60062 (Richard Reagan) for property located at 5656 S. Packard Ave.

Type of Building Use: Multi-Tenant Center **Zoning:** B-2 w/PUD **Key No.** 678-0096-014 **Lot Size:** 692'x665.3'

Requested Variance: To allow Centro to replace existing pylon sign using existing supports which per City Engineering records is 2' from the property line. Current code requires a minimum of 5'.

The reason for denial of approval/permit is as follows:

Cudahy Municipal Code Sec.

17.0603 Existing NonConforming Signs:

B. In the event that any such sign or its supporting structure is hereafter damaged or altered to an extent exceed 50 percent of the replacement cost of the sign, or is removed by any means, including an act of God, such sign when restored, reconstructed, altered, repaired, or replaced must conform to the requirements of this code.

17.0608 Signs Permitted In All Business and Manufacturing Districts With a Permit:

(1) Freestanding Signs.(b) Vision setback: The sign face may be at the lot line, but must be a minimum of 8.5 feet above grade and any supports must be a minimum of five (5) feet from the lot line.

Owner proposes to use existing base that puts the sign approximately 2' from Property Line. Code requires a minimum of 5'. A 3' variance is requested.

APPEAL NO. 2: To hear the appeal of Richard G. Krzywkowski of 3659 East Somers Avenue.

Type or Building Use: Single Family **Zoning:** RD-2 **Key Nos:** 632-0597

Lot Size: 30' x 120'

Requested Variance: Building Permit Extension of Time.

The reason for denial of approval/permit is as follows:

Cudahy Municipal Code Sec: 14.06(11)

LAPSE OF PERMIT

(a) A building permit shall lapse and be void unless building operations are commenced within 4 months from the date of issue, or if the building or work authorized by such permit is suspended for 90 days at any time after work is commenced, except for delays caused by fire, strikes, acts of God or other causes beyond the control of the permittee. The 90-day period shall be cumulative. Construction on any building shall be completed within 24 months from the date of issue of a building permit, unless the Board of Appeals grants an extension of time.

(b) Before any work is commenced after a permit has lapsed, a new permit shall be obtained.

Owner has been issued two permits for the construction of a garage and has failed to complete both times. Most recently on July 19, 2010 a citation was issued for the storage of junk and building materials stored on site for more than 5 years.

NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings who have a qualifying disability under the American with Disabilities Act. Requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Cudahy City Clerk at 769-2204 (FAX 769-2257). The meeting room is wheelchair accessible from the West entrance on S. Lake Drive.